

FUND STATEMENT

Fund Type H94, FCRHA Development Support

Fund 948, FCRHA Private Financing

	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan
Beginning Balance	\$6,132,143	\$2,220,472	\$8,265,835	\$3,225,949
Revenue:				
Section 108 Debt Service ¹	\$1,433,667	\$1,376,804	\$1,376,804	\$1,274,472
Investment Income	26,450	0	0	0
Bond Proceeds ²	3,700,000	0	16,879,078	0
Miscellaneous Income	5,610,725	28,400	28,400	26,600
Total Revenue	\$10,770,842	\$1,405,204	\$18,284,282	\$1,301,072
Total Available	\$16,902,985	\$3,625,676	\$26,550,117	\$4,527,021
Expenditures:				
Capital Projects ³	\$8,637,150	\$1,432,662	\$23,324,168	\$1,328,268
Total Expenditures	\$8,637,150	\$1,432,662	\$23,324,168	\$1,328,268
Total Disbursements	\$8,637,150	\$1,432,662	\$23,324,168	\$1,328,268
Ending Balance³	\$8,265,835	\$2,193,014	\$3,225,949	\$3,198,753

¹ Represents repayment for Section 108 Loans 2-6 as a contribution from Fund 142, Community Development Block Grant (CDBG).

² Subsequent to the *FY 2003 Carryover Review*, three allocations provided funding totaling \$10,323,22 including \$4,700,000 for Project 003907, James Lee Community Center for Bond Anticipation Note (BAN) temporary construction financing; \$3,125,784 for Project 014056, Gum Springs Glen for permanent financing to repay BANs, Fund 946, Revolving Development, and developers fees; \$2,497,437 for Project 014123, Gum Springs Glen Headstart for permanent financing to repay BANs. Revenues increased by \$7,100,000 associated with the projected receipt of BAN financing proceeds. Additional adjustments to expenditures and revenues are anticipated during FY 2004 as construction continues for Project 003907, James Lee Community Center and Project 014050, Herndon Senior Center.

³ Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

FY 2005 Summary of Capital Projects

Fund: 948 FCRHA Private Financing

Project #	Description	Total Project Estimate	FY 2003 Actual Expenditures	FY 2004 Revised Budget	FY 2005 Advertised Budget Plan
003817	Bailey's Community Center	\$4,468,781	\$0.00	\$0.00	\$0
003829	Mott Community Center	2,025,228	0.00	0.00	0
003907	James Lee Community Center	8,400,000	3,295,712.08	5,104,287.92	0
003923	Undesignated Projects		0.00	2,555,847.85	0
003928	Springfield Green	115,579	0.00	0.00	0
003969	Lewinsville Elderly Facility	157,025	0.00	19,918.25	0
013808	Herndon Harbor House Phase I	3,400,391	0.00	0.00	0
013810	Colchester Town		62,047.50	0.00	55,220
013846	Murraygate Village	8,874,469	0.00	0.00	0
013854	Founders Ridge/Kingstowne NV	2,853,719	23,069.96	462,230.70	0
013883	Old Mill Road	2,460,630	214.35	21,604.73	0
013887	Section 108 Loan Payments		1,429,511.01	1,432,663.16	1,273,048
013889	Chain Bridge Gateway/Moriarty Place	1,257,531	512,391.38	40,042.29	0
013901	Tavener Lane	462,411	0.00	0.00	0
013905	Creighton Square/Lockheed Blvd	1,040,000	56,511.15	60,703.19	0
013912	Stevenson Street	832,063	0.00	0.00	0
013944	Gum Springs Community Center	3,499,771	0.00	0.00	0
013948	Little River Glen Phase II	1,740,576	0.00	0.00	0
013952	Special Tenant Equity Program (STEP)	265,299	0.00	0.00	0
013966	Telegraph Road Property	610,000	12,155.00	6,497.30	0
013969	Castellani Meadows	2,580,000	0.00	0.00	0
013990	Washington Plaza	980,050	49,357.00	0.49	0
014040	Herndon Harbour Phase II	5,617,956	88,004.79	0.00	0
014050	Herndon Senior Center	7,400,000	0.00	7,400,000.00	0
014051	Mixed Greens	226,015	0.00	0.00	0
014056	Gum Springs Glen	7,635,784	1,311,786.06	3,382,968.17	0
014061	Leland Road	603,910	0.00	0.00	0
014063	Herndon Fortnightly	2,673,964	1,287,158.85	0.00	0
014099	Herndon Adult Day Care Center	979,507	114,743.56	0.00	0
014123	Gum Springs Headstart	5,060,000	392,899.83	2,837,403.83	0
VA1942	Old Mill Site	640,249	1,587.50	0.00	0
Total		\$76,860,908	\$8,637,150.02	\$23,324,167.88	\$1,328,268

Project Detail Sheet

Fund Type: H94 Other Housing Funds

Fund: 948 FCRHA Private Financing

Project: 003907 James Lee Community Center

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$8,400,000.00	\$0.00	\$3,295,712.08	\$5,104,287.92	\$0	\$0

Location	Tax Map Reference	Location Code	District
James Lee Conservation Area	50-4	XX07	Providence
Project 003907: This project provides for architectural and engineering services necessary for the design of the proposed 23,000-square-foot addition and renovation of the James Lee Community Center indoor and outdoor facilities.			

Source of Funding	
Fund 340, Housing Assist. Program	\$665,509
Fund 948, Private Financing	8,400,000
Fund 142, CDBG	64,495
946, Revolving Development	700,000
Total	\$9,830,004

Completion Schedule:	
Land Acquisition	July 2000
Engineer/Architect	November 1997
Design Completion	April 2002
Construction Contract Award	October 2002
Construction Completion	April 2004

Project Detail Sheet

Fund Type: H94 Other Housing Funds
Fund: 948 FCRHA Private Financing
Project: 003923 Undesignated Projects

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$0.00	\$47,074.00	\$0.00	\$2,555,847.85	\$0	\$0

Location	Tax Map Reference	Location Code	District
N/A	N/A	N/A	N/A
Project 003923: This project provides for future low- and moderate-income projects.			

Source of Funding	
General Fund	\$0
General Obligation Bonds	0
Transfers from Other Funds	0
Fund 948, Private Financing	Continuing
Total	Continuing

Project Detail Sheet

Fund Type: H94 Other Housing Funds

Fund: 948 FCRHA Private Financing

Project: 003969 Lewinsville Elderly Facility

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$157,025.00	\$137,106.75	\$0.00	\$19,918.25	\$0	\$0

Location	Tax Map Reference	Location Code	District
1609 Great Falls Street	30-3 ((11))	XX03	Dranesville
Project 003969: This project supported funding for an Adult Home for 52 elderly residents that was to be constructed as an addition to the existing Lewinsville Center. The project has been revised to include 60 assisted living units, a respite care center, an expanded senior center, and a kitchen and dining facility.			

Source of Funding	
General Fund	\$0
General Obligation Bonds	0
Fund 144, Housing Trust Fund	159,947
Fund 948, Private Financing	157,025
Total	\$316,972

Completion Schedule	
Land Acquisitions Completed	N/A
A & E Contract Executed	To Be Determined
Working Drawings Completed	To Be Determined
Construction Contract Awarded	To Be Determined
Construction Completed	To Be Determined

Project Detail Sheet

Fund Type: H94 Other Housing Funds
Fund: 948 FCRHA Private Financing
Project: 013810 Colchester Town

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$0.00	\$521,307.50	\$62,047.50	\$0.00	\$55,220	\$0

Location	Tax Map Reference	Location Code	District
7988 Audubon Avenue	101-2	XX06	Mt. Vernon
Project 013810: This project provides funding for Section 108 Loan payments.			

Source of Funding	
General Fund	\$0
General Obligation Bonds	0
Transfers from Other Funds	0
Fund 948, Private Financing	Continuing
Total	Continuing

Project Detail Sheet

Fund Type: H94 Other Housing Funds

Fund: 948 FCRHA Private Financing

Project: 013854 Founders Ridge/Kingstowne NV

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$2,853,719.29	\$2,368,418.63	\$23,069.96	\$462,230.70	\$0	\$0

Location	Tax Map Reference	Location Code	District
Manchester Lakes Blvd./ Hayfield Road	91-32((1)) 63A	KM10	Lee
Project 013854: This project provided for site work at the Founder's Ridge development which includes 80 townhouse lots. This project is complete.			

Source of Funding	
Fund 144, Housing Trust Fund	\$600,000
Fund 145, HOME	42,321
Transfers from Other Funds	0
Fund 948, Private Financing	2,853,719
Total	\$3,496,040

Completion Schedule	
Land Acquisition/Design Completion	December 1998
Engineer/Architect Contract Award	April 1995
Design Completion	March 1998
Construction Contract Award	January 2000
Construction Completion	September 2000

Project Detail Sheet

Fund Type: H94 Other Housing Funds
Fund: 948 FCRHA Private Financing
Project: 013883 Old Mill Road

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$2,460,630.00	\$2,438,810.92	\$214.35	\$21,604.73	\$0	\$0

Location	Tax Map Reference	Location Code	District
Old Mill Road II 8215, 8217, 8219 & 8221 Old Mill Road	109-2((1)); 5-11	XX04	Lee
Project 013883: This project provides funding for land planning and rezoning of the property for sale to a private developer. This property was sold in October 2002.			

Source of Funding	
General Fund	\$0
General Obligation Bonds	0
Transfers from Other Funds	0
Fund 948, Private Financing	2,460,630
Total	\$2,460,630

Project Detail Sheet

Fund Type: H94 Other Housing Funds

Fund: 948 FCRHA Private Financing

Project: 013887 Section 108 Loan Payments

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$0.00	\$19,405,424.83	\$1,429,511.01	\$1,432,663.16	\$1,273,048	\$0

Location	Tax Map Reference	Location Code	District
N/A	N/A	N/A	N/A
Project 013887: This project provides funding for Section 108 Loan payments.			

Source of Funding	
General Fund	\$0
General Obligation Bonds	0
Transfers from Other Funds	0
Fund 948, Private Financing	Continuing
Total	Continuing

Project Detail Sheet

Fund Type: H94 Other Housing Funds

Fund: 948 FCRHA Private Financing

Project: 013889 Chain Bridge Gateway/Moriarty Place

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$1,257,531.00	\$705,097.33	\$512,391.38	\$40,042.29	\$0	\$0

Location	Tax Map Reference	Location Code	District
Ox Road Near University Drive	91-1-((01))	XX01	Braddock
Project 013889: This project provided for the acquisition of land for 70 units of assisted housing. The property is being sold.			

Source of Funding	
Fund 144, Housing Trust Fund	\$1,595,999
Fund 948, Private Financing	1,257,531
Transfer from Other Funds	0
Other	0
Total	\$2,853,530

Completion Schedule	
Land Acquisition	July 1991
Engineer/Architect Contract Award	May 1989
Working Drawings Completed	N/A
Construction Contract Award	N/A
Construction Completed	N/A

Project Detail Sheet

Fund Type: H94 Other Housing Funds

Fund: 948 FCRHA Private Financing

Project: 013905 Creighton Square/Lockheed Blvd

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$1,040,000.00	\$922,785.66	\$56,511.15	\$60,703.19	\$0	\$0

Location	Tax Map Reference	Location Code	District
3506 and 3510 Lockheed Boulevard	92-1-((1))-12-12A	XX04	Lee
Project 013905: This project provides for the acquisition of two parcels of land, construction of a group home, and the redevelopment of 11 lots for private development. The construction of the group home is complete.			

Source of Funding	
General Fund	\$0
General Obligation Bonds	0
Fund 340, Housing Assistance Program	53,365
Fund 948, Private Financing	1,040,000
Total	\$1,093,365

Completion Schedule	
Land Acquisition	June 1994
Engineer/Architect Contract Award	November 1996
Design Completion	May 1998
Construction Contract Award	December 1998
Construction Completion	April 2000

Project Detail Sheet

Fund Type: H94 Other Housing Funds
Fund: 948 FCRHA Private Financing
Project: 013966 Telegraph Road Property

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$610,000.00	\$591,347.70	\$12,155.00	\$6,497.30	\$0	\$0

Location	Tax Map Reference	Location Code	District
Telegraph and Old Telegraph Roads	91-4((1))	XX04	Lee
Project 013966: This project provided for the purchase of four parcels of land from Van Metre Companies in November 1992 on which 17 townhouse units will be developed. The remaining balance will be used to support development.			

Source of Funding	
General Fund	\$0
General Obligation Bonds	0
Fund 340, Housing Assistance Program	36,908
Fund 948, Private Financing	610,000
Total	\$646,908

Completion Schedule	
Land Acquisition	November 1992
Engineer/Architect Contract Award	N/A
Working Drawings Completed	N/A
Construction Contract Award	N/A
Construction Completion	N/A

Project Detail Sheet

Fund Type: H94 Other Housing Funds
Fund: 948 FCRHA Private Financing
Project: 013990 Washington Plaza

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$980,050.00	\$930,692.51	\$49,357.00	\$0.49	\$0	\$0

Location	Tax Map Reference	Location Code	District
Washington Plaza, Reston, VA	17-2-((31)),((6)), ((7))	EF-14	Hunter Mill
Project 013990: This project provided for the design and construction of a comprehensive renovation of Washington Plaza, a commercial and residential area, in Reston, Virginia. The Plaza is nearly 30 years old, has been designated as a historic overlay district, and was in need of extensive reconstruction. This project is complete. The remaining balance may be required to repay revolving development advances.			

Source of Funding	
General Fund	\$0
General Obligation Bonds	0
Transfers from Other Funds	0
Fund 948, Private Financing	980,050
Total	\$980,050

Completion Schedule	
Land Acquisition/Design Completion	N/A
Engineer/Architect Contract Award	August 1994
Design Completion	May 1995
Construction Contract Award	September 1995
Construction Completion	June 1996

Project Detail Sheet

Fund Type: H94 Other Housing Funds
Fund: 948 FCRHA Private Financing
Project: 014050 Herndon Senior Center

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$7,400,000.00	\$0.00	\$0.00	\$7,400,000.00	\$0	\$0

Location	Tax Map Reference	Location Code	District
873 Grace Street	10-04-002-14-G2	XX02	Dranesville
Project 014050: This project provides for land acquisition and construction of a two-story facility with approximately 23,000 square feet to include several multipurpose rooms, meeting rooms, lounges, game rooms, storage rooms, administrative offices, computer room, library, an arts and crafts room, commercial kitchen, dining room, and a courtyard.			

Source of Funding	
Fund 948, Private Financing	\$7,400,000
Fund 340, Housing Assist. Program	55,876
General Fund	\$0
Other	0
Total	\$7,455,876

Completion Schedule	
Land Acquisition	September 2000
Engineer/Architect	May 1998
Design Completion	May 2002
Construction Contract Award	September 2003
Construction Completion	November 2004

Project Detail Sheet

Fund Type: H94 Other Housing Funds
Fund: 948 FCRHA Private Financing
Project: 014056 Gum Springs Glen

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$7,635,784.00	\$2,941,029.77	\$1,311,786.06	\$3,382,968.17	\$0	\$0

Location	Tax Map Reference	Location Code	District
7837 Richmond Highway	101-2((J))-73	XX04	Lee
Project 014056: This project provided for Gum Springs Center, a 60-unit independent living elderly residence which was developed utilizing available Head Start space. This project is complete.			

Source of Funding	
Fund 142, CDBG	\$250,000
Fund 144, Housing Trust	2,440,758
Fund 948, Private Financing	7,635,784
Fund 145, HOME Partnership Grant	2,654,242
Total	\$12,980,784

Completion Schedule	
Land Acquisition/Design Completion	February 1999
Engineer/Architect Contract Award	February 1999
Design Completion	August 1999
Construction Contract Award	September 2000
Construction Completion	May 2003

Project Detail Sheet

Fund Type: H94 Other Housing Funds
Fund: 948 FCRHA Private Financing
Project: 014123 Gum Springs Headstart

Total Project Estimate	All Prior Years Actuals	FY 2003 Actual Expenditures	Current Revised Budget	FY 2005 Advertised Budget Plan	Future Years
\$5,060,000.34	\$1,829,696.68	\$392,899.83	\$2,837,403.83	\$0	\$0

Location	Tax Map Reference	Location Code	District
7837 Richmond Highway	101-2((J))-73	XX04	Lee
Project 014123: This project provided for Gum Springs Headstart space. This project is complete.			

Source of Funding	
General Fund	\$0
General Obligation Bonds	0
Fund 948, Private Financing	5,060,000
Other	0
Total	\$5,060,000

Completion Schedule	
Land Acquisition/Design Completion	July 1998
Engineer/Architect Contract Award	July 1998
Working Drawings Completed	March 1999
Construction Contract Award	September 2000
Construction Completion	May 2003